093.0	0005	0015.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	919,000 / 919,000
					USE VALUE:	919,000 / 919,000
					ASSESSED:	919,000 / 919,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
120		RONALD RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HYDUK THOMAS K &
Owner 2:	NOILES KENDRA L
Owner 3:	
Street 1:	120 RONALD RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	CHEBATOR ROBERT JR -
Owner 2:	CHEBATOR NEWELL KIMBERLY -
Street 1:	120 RONALD RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,378 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1920, having primarily Wood Shingle Exterior and 2819 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5378.000	512,100		406,900	919,000
Total Card	0.123	512,100		406,900	919,000
Total Parcel	0.123	512,100		406,900	919,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 326.06 | /Parcel: 326.0

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 60711

GIS Ref

GIS Ref

Insp Date 08/20/18

!7645!

PREVIOUS ASSESSMENT

Parcel ID 093.0-0005-0015.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	511,900	0	5,378.	406,900	918,800	918,800	Year End Roll	12/18/2019
2019	101	FV	91,100	0	5,378.	412,800	503,900	503,900	Year End Roll	1/3/2019
2018	101	FV	364,700	0	5,378.	308,100	672,800	672,800	Year End Roll	12/20/2017
2017	101	FV	364,700	0	5,378.	279,000	643,700	643,700	Year End Roll	1/3/2017
2016	101	FV	364,700	0	5,378.	267,400	632,100	632,100	Year End	1/4/2016
2015	101	FV	344,400	0	5,378.	226,700	571,100	571,100	Year End Roll	12/11/2014
2014	101	FV	344,400	0	5,378.	215,100	559,500	559,500	Year End Roll	12/16/2013
2013	101	FV	344,400	0	5,378.	204,600	549,000	549,000		12/13/2012

PRINT

Date	Time
12/10/20	22:15:44

LAST REV

Date	Time
10/10/19	17:47:55
apro	
7645	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CHEBATOR ROBERT	65722-440		7/14/2015		654,500	No	No		
CHEBATOR ROBERT	39646-109		6/23/2003	Family	225,000	No	No		
	12651-250		6/9/1974		39,000	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/24/2018	1589	Heat App	17,500	C				
7/12/2018	949	Dormers	361,100	O				
7/8/2009	564	Redo Bat	22,500					REDO 2D FLR BTH
5/10/2004	412	Addition	100,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
5/16/2019	Left Notice	DGM	D Mann
5/16/2019	Permit Visit	DGM	D Mann
8/20/2018	MEAS&NOTICE	BS	Barbara S
2/25/2010	Info Fm Prmt	BR	B Rossignol
4/1/2009	Meas/Inspect	197	PATRIOT
4/17/2001	Inspected	PM	Peter M
11/8/2000	Hearing Chag	264	PATRIOT
6/26/2000	Missed Appt.	263	PATRIOT
4/28/2000	Missed Appt.	201	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	60711
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5378		Sq. Ft.	Site		0	70.	1.08	5									406,938						406,900	

Total AC/HA: 0.12346 | Total SF/SM: 5378 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 406,938 | Spl Credit | Total: 406,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1920	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G20	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.02253854
Const Adj.:	1.01989794
Adj $ / SQ:	130.361
Other Features:	96988
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	574059
Depreciation:	61998
Depreciated Total:	512060

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	2004
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

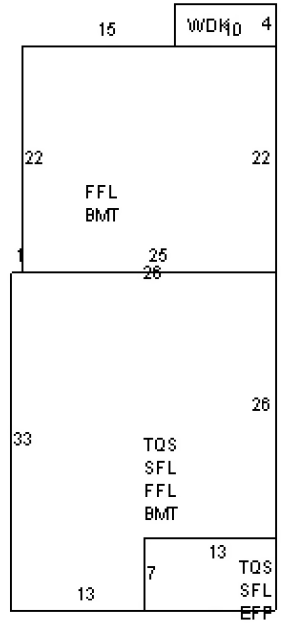
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	143.40
Special Features:	0	Val/Su Net:	120.01
Final Total:	512100	Val/Su SzAd	181.69

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,317	39.110	51,505
FFL	First Floor	1,317	130.360	171,685
SFL	Second Floor	858	130.360	111,849
TQS	3/4 Story	644	130.360	83,887
EFP	Enclos Porch	91	58.280	5,303
WDK	Deck	40	16.320	653

Net Sketched Area:	4,267			Total:	424,882
Size Ad	2818.5	Gross Are	4481	FinArea	2819

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 093.0-0005-0015.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X8	A	AV	1985	0.00	T	27.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	